

**PLANNING COMMISSION**

**ACTION MINUTES**

**TUESDAY, FEBRUARY 21, 2006 7:00 P.M.**

**Chair Parsons called the meeting to order at 7:01 pm., One Twin Pines Lane, City Hall Council Chambers.**

**1. ROLL CALL**

Commissioners Present: Parsons, Horton, Marshall, Gibson, Long, Wozniak

Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD),  
City Attorney Zafferano, (CA), Recording Secretary Crouse (RS),  
Associate Planner Walker (AP), Zoning Technician Gill (ZT)

**2. AGENDA AMENDMENTS**

At CDD de Melo's request, item 6A and 6B were moved ahead to be heard before item 5A.

**3. COMMUNITY FORUM (Public Comments) - None**

**4. CONSENT CALENDAR**

**4A.** Action Minutes of: 9/6/05 and 1/17/06

**MOTION:** By C Long, seconded by C Gibson, to accept the Action Minutes  
of September 6, 2005 as presented.

**Ayes:** Long, Gibson, Wozniak, Horton, Parsons

**Noes:** None

**Abstain:** Marshall

**Motion Passed:** 5/0/1

**MOTION:** By C Wozniak, seconded by C Long, to accept the Action Minutes  
of January 17, 2006 as presented.

**Ayes:** Wozniak, Long, Marshall, Gibson, Horton, Parsons

**Noes:** None

**Motion Passed:** 6/0

**6. OLD BUSINESS:**

**6A. Final Landscape Plan for 1548 Sunnyslope Avenue**

ZT Gill summarized staff report and recommended approval.

**MOTION:** By C Wozniak, seconded by C Long, to adopt a  
Resolution approving a Final Driveway Widening  
and Landscape Plan for 1548 Sunnyslope Avenue,  
subject to the Conditions of Approval. (Appl. No. 2005-0037)

**Ayes:** Wozniak, Long, Marshall, Gibson, Horton, Parsons

**Noes:** None

**Motion Passed:** 6/0

## **6B. Final Landscape Plan for 1075 Old County Road**

ZT Gill summarized staff report and recommended approval.

**MOTION: By VC Horton, seconded by C Marshall, to adopt a Resolution approving a Final Landscape Plan for 1075 Old County Road. (Appl. No. 2005-0029)**

**Ayes: Horton, Marshall, Gibson, Long, Wozniak, Parsons**

**Noes: None**

**Motion Passed: 6/0**

## **5. PUBLIC HEARING:**

### **5A. PUBLIC HEARING – 711 SOUTH ROAD**

To consider a Single Family Design Review to construct a 964 square foot addition to the existing 2,531 square foot single-family residence for a total of 3,495 square feet that is below the zoning district permitted 3,500 square feet for the site. (Appl. No. 2005-0058)

APN: 044-212-120; ZONING: R-1A (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant/Owner: Louis Paycheck & Lucy Hurrell

ZT Gill summarized staff report and recommended approval.

C Long recused himself as he lives within 300 feet of the property.

David Long, Neighborhood resident spoke in opposition.

**MOTION: By C Wozniak, seconded by C Gibson to close the public hearing.  
Motion passed.**

**MOTION: By C Gibson, seconded by VC Horton, to adopt a Resolution Approving a Single Family Design Review for 711 South Road to include a detailed landscape plan that reduces the hard scape and to reduce the interior floor height. (Appl. No. 2005-0060)**

**Ayes: Gibson, Horton, Marshall, Wozniak, Parsons**

**Noes: None**

**Abstain: Long**

**Motion Passed: 5/0/1**

This item may be appealed to City Council within 10 calendar days.

**5B. PUBLIC HEARING - 525 KINGSTON STREET**

To consider a Single Family Design Review and a Certificate of Appropriateness to construct a new 572 square foot detached two-car garage, and to reconstruct a 300 square foot potting shed, resulting in a total floor area of 3,489 square feet, that is below the maximum allowed 3,500 square feet for this site.

(Appl.No.2005-0051)

APN: 044-195-010;ZONING:R-1A(SingleFamilyResidential)

CEQAStatus:CategoricalExemptionperSection15303(e)

Applicant/Owner: Sean Kent

AP Walker summarized the staff report and recommended approval.

Charles Orton, Neighborhood resident, spoke in favor.

**MOTION: By C Gibson, seconded by C Long, to close the public hearing.  
Motion passed.**

**MOTION: By C Long, seconded by VC Horton, to continue to date uncertain,  
the Single Family Design Review and a Certificate of Appropriateness  
for 525 Kingston Street. (Appl. No. 2005-0051).**

**Staff to:**

- **Consult expert on historical buildings:  
evaluate the location of structures; minimize hard scape;  
EIR/CEQA designation**
- **Provide photos/video to BelmontHistorical Society for copying, if available**
- **Review garage location for best solution**
- **Final Landscape Plan/Hard Scape Plan**

**Ayes: Long, Horton, Marshall, Wozniak, Parsons**

**Noes: Gibson**

**Motion Passed: 5/1**

**5C. PUBLIC HEARING – 1910 Ralston Avenue  
(CONTINUED FROM 1/17/06 MEETING)**

To consider Design Review for the façade/remodel and expansion of the existing Vivace restaurant into the adjacent 890 square foot commercial space, a Conditional Use Permit for the enclosure of a recessed doorway, and a Variance from the requirement to provide additional parking spaces for the change in use. (Appl. No. 2005-0046)

APN: 044-303-190; Zoned: C-1 (Neighborhood Commercial)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: Martin Bernstein for business owner Michael Gundogdu.

Owner: Thomas Ayooob

CDD de Melo summarized staff report recommending approval.

Martin Bernstein/Architect, and Michael Gundogdu/Owner, were in attendance to respond to questions regarding employee and patron parking.

Ivano Pellegrini, General Partner of Carlmont Village Shopping Center, spoke in opposition regarding parking.

Arthur Santos, General Partner of Carlmont Village Shopping Center, spoke in opposition regarding parking.

Lenore Griffin, Carlmont Village Cleaners, spoke in opposition regarding parking.

**MOTION: By C Wozniak, seconded by C Long, to close the public hearing.  
Motion passed.**

**MOTION: By C Long, seconded by C Wozniak, to adopt a Resolution approving a Conditional Use Permit, Variance and Design Review for 1910 Ralston Avenue. (Appl. No. 2005-0046) with attached conditions as outlined in Exhibit A as amended:**

- Valet parking
- Variance revocation language
- Signage fund of up to \$5000 (replacement of signs along Ralston Avenue regarding parking)

**Ayes: Long, Wozniak, Marshall**

**Noes: Gibson, Horton, Parsons**

**Motion Denied: 3/3**

**MOTION: By VC Horton, seconded by C Long, to adopt a Resolution approving a Conditional Use Permit, Variance and Design Review for 1910 Ralston Avenue. (Appl. No. 2005-0046) with attached conditions as outlined in Exhibit A as amended:**

- Complimentary valet parking
- Employee parking at Barrett Community Center
- Signage within the restaurant for employee/patron parking

- **Signage outside the restaurant (Customer parking prohibited at Carlmont Village Shopping Center and at 1900 Ralston Avenue) (Video Store)**
- **Variance revocation language should proceedings be necessary**

**Ayes: Horton, Long, Marshall, Gibson, Wozniak, Parsons**

**Noes: None**

**Motion Passed: 6/0**

This item may be appealed to City Council within 10 calendar days.

## **7. REPORTS, STUDIES, UPDATES, AND COMMENTS**

7A. Code enforcement update on Charles Armstrong School – 1405 Solana Drive

C Wozniak recused herself as she lives within 300' of the property.

CDD de Melo spoke about letter, dated February 16, 2006, sent to Charles Armstrong School and provided to Neighborhoods First. The letter outlined the concerns, issues, and violations relative to code issues and Conditions of Approval. Staff met with a select group from Charles Armstrong School. A Code Compliance Committee has been formed. We are on track for a Conditional Use Permit Revocation hearing on April 18, 2006.

Chuck's Donuts – all tree limbs were chopped off at front of business on Ralston Avenue.

CDD de Melo stated that there is a code enforcement letter/activity being taken.

Parking at Shell Station on Ralston Avenue

CDD de Melo stated that there is code enforcement letter/activity being taken.

**8. ADJOURNMENT:** Meeting was adjourned at 10:08 p.m. to Tuesday, March 7, 2006 at 7:00 pm for a Regular Meeting at Belmont City Hall.

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Carlos de Melo  
Planning Commission Secretary

*CD's of the Planning Commission Meetings are available in the  
Community Development Department  
Please call (650) 595-7417 to schedule an appointment*